



24 Barbados, De la Warr Parade,
Bexhill-on-Sea, East Sussex TN40 1PJ



PROPERTY DESCRIPTION

****BEACH-FRONT APARTMENT**** An incredibly well presented and good sized three bedroom first floor flat situated on Bexhill seafront with direct and uninterrupted views across the English Channel.

Boasting a modern Kitchen and Shower Room, other notable features of this property include; South Facing Sun Balcony, Garage-en-Bloc, Recently Installed Electric Boiler, Share of the Freehold.
EPC - D

FEATURES

- Popular Seafront Building
- Three Bedroom First Floor Purpose Built Flat
- Direct and Uninterrupted Sea Views
- Presented Immaculately
- Modern Kitchen & Shower Room
- Garage-en-Bloc
- Dual Aspect Living Room
- Close to Bexhill Town Centre
- Recently Installed Electric Boiler
- Council Tax Band - D





ROOM DESCRIPTIONS

Communal Entrance Hall

Communal entrance door with security intercom leading to communal entrance hall with stairs to first floor landing, private entrance door leading to private entrance hall.

Private Entrance Hall

With security intercom handset, radiator, two storage cupboards with shelving, door to living room.

Living Room

20' 9" x 11' 1" plus recess (6.32m x 3.38m) A dual aspect room, having views over one side of the property in an easterly direction and further double glazed window facing in a southerly direction, giving direct and uninterrupted sea views, radiator, TV point, telephone point, double glazed door leading onto southerly facing sun balcony.

South Facing Sun Balcony

14' 3" x 5' 7" (4.34m x 1.70m) With uninterrupted views across the English Channel.

Kitchen

10' 2" max x 7' 6" max (3.10m x 2.29m) With a range of attractive modern units comprising; single bowl sink unit with mixer tap and cupboards and drawers below, built in dishwasher, built-in and concealed washing machine, range of working surfaces with cupboards and drawers below, range of matching wall mounted cupboards over, four ring electric hob with extractor hood over and with cupboards to either side, tall unit housing electric oven with storage above and below, built in fridge freezer, double glazed tilt and turn window having an outlook over the front of the property with uninterrupted sea views, door to airing cupboard housing wall mounted electric boiler.

Bedroom 1

13' 8" x 10' 10" plus door recess (4.17m x 3.30m) With double glazed tilt and turn windows having an outlook over the front of the property and having uninterrupted south facing views over the English Channel, radiator, double glazed door leading onto sun balcony, door to cupboard.

Bedroom 2 (Currently Arranged as a Dining Room)

11' 9" x 11' 2" (3.58m x 3.40m) With radiator, double glazed tilt and turn windows overlooking the side of the property with some sea views.

Bedroom 3

10' 0" x 8' 2" (3.05m x 2.49m) Double glazed tilt and turn windows having outlook over the front of the property with uninterrupted sea views, radiator, door to built-in storage cupboard.

Shower Room

With modern units comprising; large shower tray with glass screen and independent shower over, chrome fittings, vanity unit wash hand basin with mixer tap and drawers below, concealed cistern low-level WC, chrome ladder radiator, extractor fan.

Outside

The property is surrounded by well-kept communal gardens. The property also has access to a garage located on block, number 24.

Garage

Accessed via metal up and over door with power.

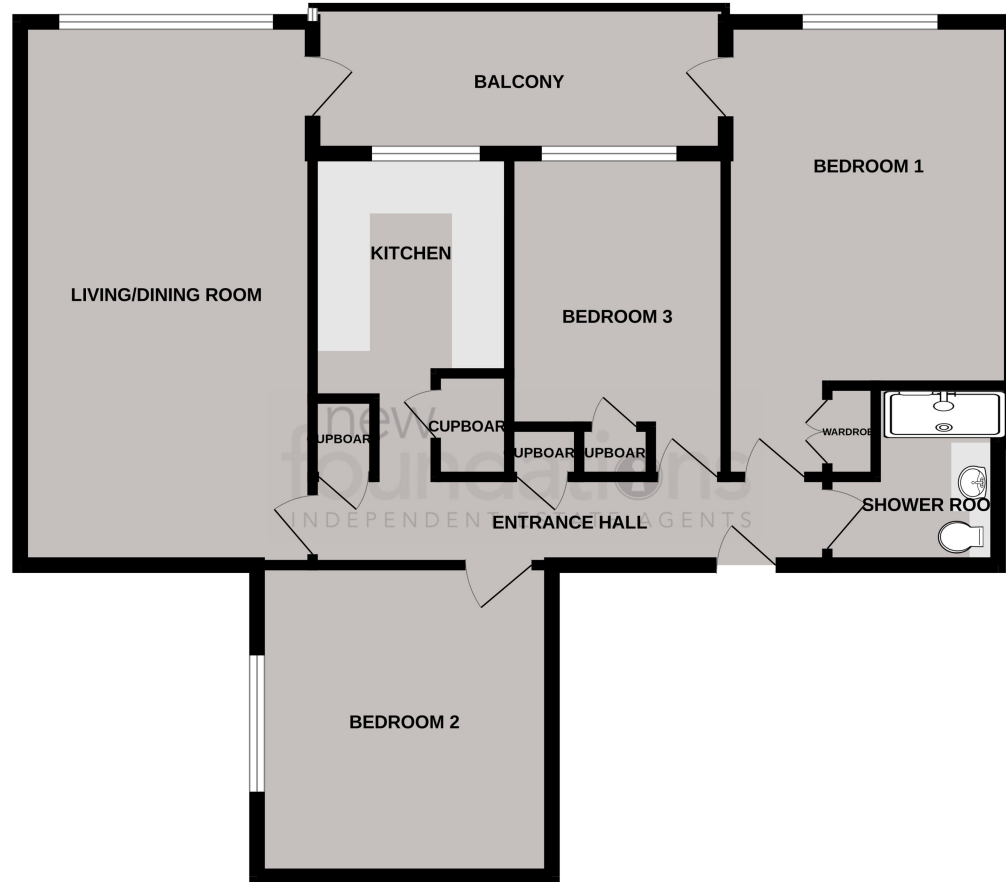
NB

We have been verbally advised that the property is held on a 999 year lease from 1979 and that the property is to be sold with a share of the freehold. We have also been advised that the maintenance is approximately £2000 per annum.

We have been verbally advised by the vendor that the electric boiler was installed approximately 1 year ago.

FLOORPLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

